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Redevelopment Board Minutes 01-08-2001

Minutes of January 8, 2001

Members Present: John FitzMaurice
Ed Tsoi
Nora Mann
Roland Chaput
Barry Faulkner

In addition: Alan McClenen, Jr., Secretary ex officio
Laura Wiener, Housing Director
Kevin O'Brien, Asst. Dir., Planning & Comm. Dev.
David Walkinshaw, Chamber of Commerce
Les Masterson, Advocate

8:00 p.m. – The Redevelopment Board convened in the second floor conference room in the annex of the Robbins Memorial Town Hall to meet with Town Manager, Philip J. Farrington.

Mr. Farrington was present to meet with members of the Redevelopment Board. He was welcomed to Arlington by members of the Board.

The Board reviewed the requests of the developer of the Village at Cutter's Mill to modify the windows in building C and to modify existing sale sign at the property.

Motion: Moved by Mr. Tsoi, seconded by Ms. Mann, that the requested changes be approved; unanimous vote in favor.

8:00 p. m. – Request of Cynthia Gold, d/b/a Tea Tray to amend EDR decision 3133.

Ms. Gold explained to the Board that she wished to increase the space in her restaurant approved under EDR docket number 3133 so that she would have the opportunity to provide an additional thirty seats. Members reviewed the matter and noted that there would be no change to the exterior; there would be change to seating; the principal use of the restaurant would take place in the evening when there is not a parking problem.

Motion: Moved by Ms. Mann, seconded by Mr. Tsoi, that the 100% plans and specifications be modified to permit the addition of thirty seats and 560 square feet; unanimous vote in favor.

8:30 p.m. Representatives of Simpson Gumpertz & Heger met with the Board to discuss the propose addition to their property on Broadway. Glenn Bell, Chief Executive Officer, and Paul Kelley, a Vice President, were present. Mr. Bell noted that SGH has experienced a significant increase in business and, therefore, in employees between 1983 and 2001; they have increased from 65 employees to 125. They have also opened offices in San Francisco and Washington, D.C. They discussed ways in which the property might be expanded to increase the floor space by approximately 20,000 square feet. There was considerable discussion as to whether or not this amount of addition would be appropriate and whether or not there would be adequate parking on the site or even in Russell Common. Mr. Bell noted that they would like to participate and work with the Town in providing additional parking in Russell Common; and, since they were structural engineers and had built numerous parking garages, they might be part of the solution.

There was an agreement that they would reexamine their plans to see if it would be appropriate to add both parking and building footprint on the site.

9:30 p.m.- Director's Report:

1. The action for the Village at Cutter's Mill was taken prior in the meeting.
2. The Board reviewed possible warrant articles for consideration at the Annual Town Meeting pursuant to a memo submitted by the staff. The Board recommended that the owners of property in Arlington Heights be contacted to see whether or not they would be interested in having the zoning on their property changed from Business 4 to Business 1. The Board reviewed the issue of building heights, and it was agreed that the staff would conduct some additional research.

Open Space Zoning: The Board felt that they needed to be able to fully explain the concept; and, since they are Town assets, the zoning is to protect their special status.

In the matter of affordable housing, there was an agreement that the Board would attempt to approve 15% affordable and that this was a critical first step so that the Town could be prepared to deal with possible 40B petitions.

Mr. O'Brien reviewed a series of smaller amendments outlined in his memorandum of January 5, 2001.

3. 30 Water Street: The Board reviewed the memo submitted by the petitioner.
4. Arlington Center Improvements: The Board briefly discussed strategies for proceeding with the next phase of improvements in Arlington Center
5. Reed's Brook: Mr. O'Brien reported that the Lexington Conservation Commission would file the decision by January 16, 2000.
6. Symmes Hospital: Mr. McClenen briefly reviewed his memo on Symmes Hospital.
7. Nextel EDR 3144: Motion by Mr. Tsoi, seconded by Mr. Faulkner, that the decision be executed; unanimous vote in favor.
8. Community Preservation Act: The Board received a document from the Preservation Coalition outlining the Act.
9. Legacy Sign: Moved by Mr. Chaput, seconded by Ms. Mann, to approve the changes to the sign at the Legacy; unanimous vote in favor.
10. Schedule: The Board reviewed and approved the proposed schedule.
11. Minutes: Mr. FitzMaurice requested that the minutes be deferred to a later meeting.

11:00 p.m. – Adjournment: Moved by Mr. Tsoi, seconded by Mr. Chaput, to adjourn; unanimous vote in favor.

Respectfully submitted,

Alan McClenen, Jr.